

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 97 AVERY ST

Map ID: 008400027

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

TORRES FRANKLYN

97 AVERY ST

SPRINGFIELD

MA 01119

General Information

Living Units 1

Neighborhood 118

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			34,800
Total Acres: 0.1148				

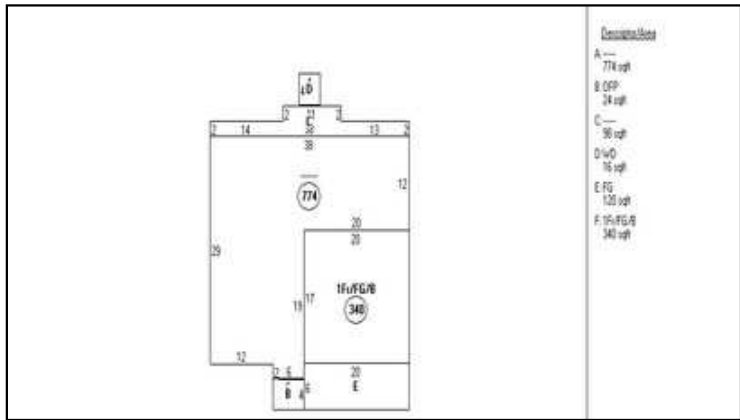


Permit Information					Assessment Information					
Date Issued	Number	Price	Purpose	% Complete	Land	Assessed	Appraised	Cost	Income	Market
2012-06-12	12B1-2FAM-00048ER168668		HOUSE, ONE NEW FAMILY (97)	100		34,800	34,800	34,800	0	34,800
2015-07-01	15B1-2FAM-00438AL0		SOLAR PANE		Building	194,400	202,000	215,400	0	202,000
					Total	229,200	236,800	250,200	0	236,800
					Value Flag MARKET APPROACH					

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-04-19	225,000	LAND + BLDG	19781/511	TORRES FRANKLYN	GRAHAM ELAINE C
2012-03-12	23,100	LAND ONLY	19159/205	GRAHAM ELAINE C	SPRINGFIELD CITY OF
2011-03-21	0	LAND ONLY	18710/113	SPRINGFIELD CITY OF	CASEY DAVID I
1951-06-21	0		2122/96	CASEY DAVID I	CASEY DAVID I EXEC

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Dwelling Information			
Style COLONIAL		Year Built 2013	
NEW			
Story height 2.00	Eff Year Built 0		
Attic NONE	Ground Floor 774		
		Area	
Exterior Walls ALUM/VINYL	Amenities		
Masonry Trim	Total Living 1,986		
		Area	
Color NATURAL			
Basement			
Basement FULL	Car Bsmt Gar 0		
FBLA Size	FBLA Type		
Rec Rm Size	Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type A/C	Stacks 0		
Fuel Type GAS	Openings 0		
System Type WARM AIR	Pre-Fab 0		
Room Detail			
Bedrooms 4	Full Baths 3		
Family Rooms 0	Half Baths 0		
Kitchens	Extra Fixtures 0		
Total Rooms 7			
Kitchen Type	Bath Type		
Kitchen Remod NO	Bath Remod NO		
Adjustments			
Int vs Ext SAME	Unfinished Area 0		
Cathedral	Unheated		
Ceiling			
Grade & Depreciation			
Grade C+	Market Adj 0.00		
Condition GOOD	Functional		
CDU GOOD	Economic		
Cost & Design	% Good Ovr		
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
008400027	2013-04-19	225,000	1,986	6	2013	C+	
008400026	2013-05-30	229,900	1,986	6	2013	C+	
079800009	2014-10-20	109,500	1,061	9	1924	C	
095101772	2013-11-08	90,000	1,260	8	1925	C	
089140220	2014-10-09	249,900	1,966	6	2014	C+	